

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROPOSED DISPOSITION OF PARCEL C-2

IN THE CHARLESTOWN URBAN RENEWAL AREA  
PROJECT NO. MASS. R-55

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WHEREAS the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, William H. Breen Jr. has expressed an interest in and submitted a satisfactory proposal for rehabilitating the commercial property on Disposition Parcel C-2:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That William H. Breen Jr. be and hereby is designated as redeveloper for Disposition Parcel C-2 in the Charlestown Urban Renewal Area, subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. Completion of improvements within 6 months from date of conveyance.

2. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

3. That it is hereby determined that William H. Breen Jr. possesses the qualifications and financial resources necessary to undertake the acquisition and rehabilitation of this property in accordance with the urban renewal plan.

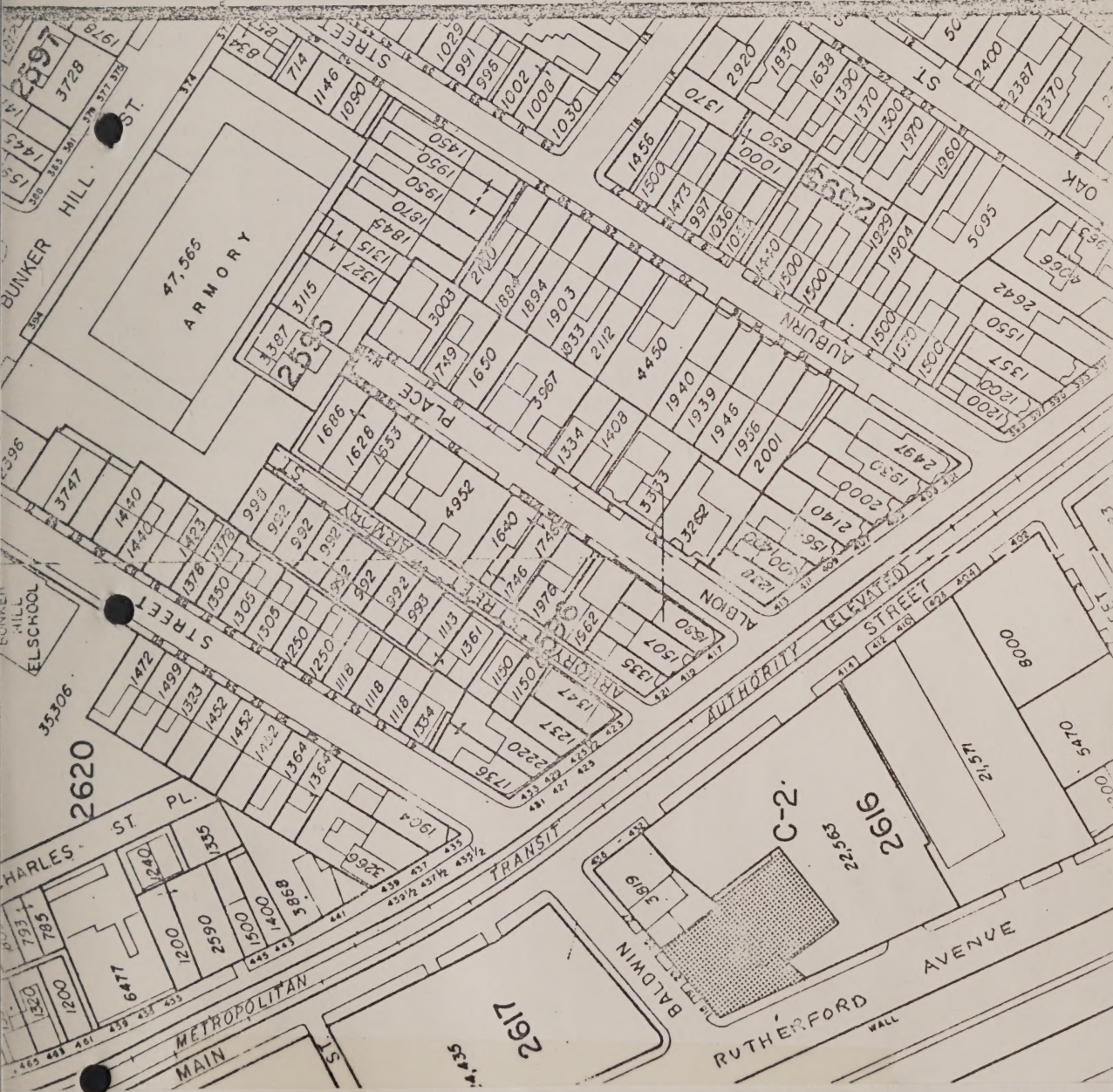
4. That the Director is hereby authorized for and on behalf of the Authority to execute and deliver a Land Disposition Agreement for Disposition Parcel C-2 between the Authority as seller and William H. Breen Jr. as buyer, in consideration of that purchase price in which HUD concurrence has been received, and the buyer's agreement to continue to maintain the Parcel, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.

5. That the Director is further authorized to execute and deliver deed conveying said parcel pursuant to such disposition agreement; and that the execution by the Director of such agreement and deed to which a certificate of vote is attached, shall be conclusively deemed authorized by this resolution and conclusively evidenced that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

6. That the Director is further authorized to grant, to and for the benefit of the abutting land owners such easements of access and travel over Disposition Parcel C-2 as the Director shall deem necessary or appropriate, such easement grants to contain such terms and conditions as the Director shall deem proper and in the best interests of the Authority.

7. That the Secretary be and hereby is authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004.)





PARCEL C-2

LOCATION Cnrr. Baldwin St. and Rutherford Ave.

USE Commercial

AREA 8,760 sq.ft.

WIDTH irregular

DEPTH irregular

ACCESS Rutherford Ave.

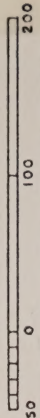
PARKING

P.U.'s

ZONING

NOTES:  
PARCEL BOUNDARIES AND AREAS BASED ON  
CITY ASSESSOR'S MAPS ARE APPROXIMATE,  
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS  
SEE:  
CHARLESTOWN URBAN RENEWAL PLAN  
PROJECT NO. MASS. R-55  
BOSTON REDEVELOPMENT AUTHORITY



DISPOSITION  
PARCELS

DATE:

CHARLESTOWN  
Urban Renewal Area  
Massachusetts R-55



MAR 16 1972

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney

SUBJECT: Charlestown, Mass. R-55 / Rehabilitation Development  
Designation of Developer / Disposition Parcel C-2

The Authority, at it's meeting of February 24, 1972, approved the tentative designation of William H. Breen Jr. as developer of a building located at 465 Rutherford Avenue and 19-21 Baldwin Street, otherwise known as Parcel C-2, Block 151, Parcel 3, consisting of 8760 square feet of land more or less.

Mr. Breen's family canvas business has been in operation in Charlestown since 1884. His previous business site was acquired by the Authority and he was relocated to the subject building. He has agreed to remove all code violations from this building and to rehabilitate same in a manner acceptable to our rehab and design staffs. A copy of the specifications to which he has agreed was submitted to the Authority on February 24, 1972. Finally Mr. Breen has obtained a mortgage commitment for the rehabilitation of this property from the Charlestown Savings Bank.

The minimum disposition price of \$3300. for this property was approved by the Authority on February 10, 1972.

It is recommended that the Authority adopt the attached resolution designating William H. Breen Jr. as developer of Disposition Parcel C-2.